

# **Housing Element Compliance and Building Permit Issuance in the SCAG Region**

**Community Development Division  
Planning and Policy Department**

# Mission Statement

Leadership

Vision

Progress

**Leadership**, **vision** and **progress** which promote economic growth, personal well-being, and livable communities for all Southern Californians.

## The Association will accomplish this Mission by:

- ◆ Developing long-range regional plans and strategies that provide for efficient movement of people, goods and information; enhance economic growth and international trade; and improve the environment and quality of life.
- ◆ Providing quality information services and analysis for the region.
- ◆ Using an inclusive decision-making process that resolves conflicts and encourages trust.
- ◆ Creating an educational and work environment that cultivates creativity, initiative, and opportunity.

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## EXECUTIVE SUMMARY

As a service to SCAG members and policy makers, SCAG prepares a Housing Element Compliance and Building Permit Issuance Report to monitor the progress and performance towards meeting the housing goals in the region. This report is an update of the November 2003 Report. It contains changes since the November 2003 report and is current through August of 2004.

The report is organized into six parts with detailed information on housing element compliance status, building permit issuance as compared to new housing construction needs, and low income housing tax credit projects in the SCAG region. The following is a summary of major findings of the report.

### Major Findings

#### Housing Element Compliance Status

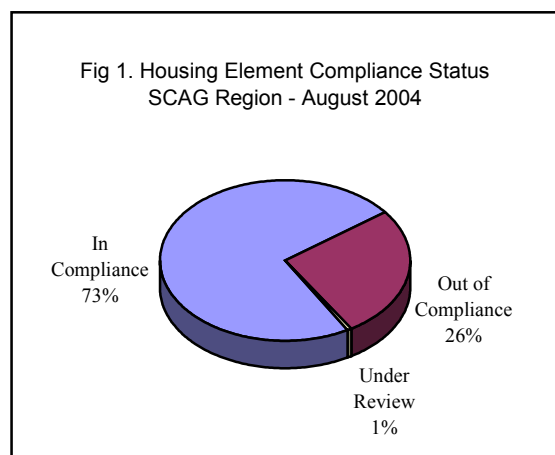
The California State Housing Element Law (Article 10.6 of the Government Code) mandates that each jurisdiction in the State submit a Housing Element to the California Department of Housing and Community Development (HCD) for review. After review of the Element, HCD is required to report its written findings in a comment letter to the local government. The comment letter states that the Draft or Adopted Element is either “*in compliance*” with State law or in need of revision and therefore “*not in compliance*.”

HCD also publishes a summary report of the compliance status of Housing Elements at its Web site ([www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf)). The report is updated regularly by HCD but does not contain annotation on review comments.

Based on the comment letters and the summary report, the Housing Elements of 141 jurisdictions in the SCAG region are in compliance with the State Housing Element Law as of August 2004 (see Fig. 1). It represents 73 percent of the 193 jurisdictions in the region, an

improvement of four percentage points since last report in November 2003. Since last report, eight additional jurisdictions have achieved the “*in compliance*” status while the compliance status of one city has change from “*conditional in compliance*” to “*out of compliance*.”

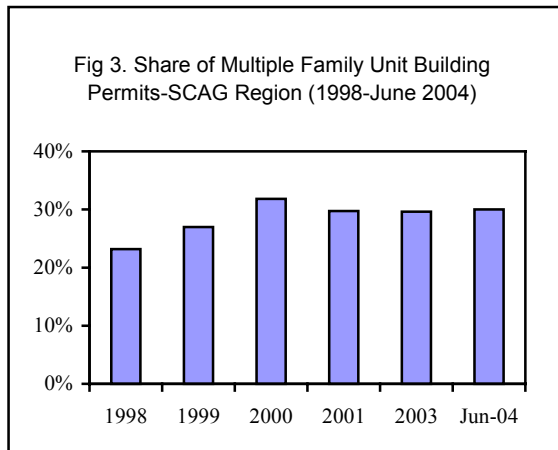
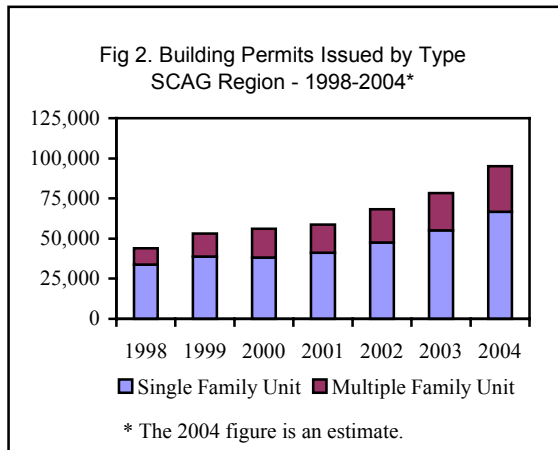
The Housing Elements of 51 jurisdictions in the SCAG region (26%) are still out of compliance with the State Housing Element Law as of August 2004. Only one city has its Housing Element currently under review by the HCD.



Detailed listings of all jurisdictions by compliance status are reported in Tables 2.1 and 2.2 of Chapter 2.

#### Building Permit Issuance

From January 1998 (the beginning of the current RNHA cycle) through June 2004, a total of 406,116 building permits have been issued by all jurisdictions in the SCAG region. Of these permits, about 29 percent or 118,113 are for multiple family units. In addition, there has been a steady increase in the number of building permits issued, both for single family units and for multiple family units, since 1998 (see Fig. 2). However, with the exception of a notable increase from 1998 to 2000, the share of building permits for multiple family units has stayed virtually the same since 2000 (see Figure 3).



The current RHNA planning period runs from January 1998 through June 2005 for a total of 90 months. As of June 2004, a total of 78 months has passed since January 1998, representing 87 percent of the current RHNA cycle. Therefore, jurisdictions that have permitted new housing units equal to or more than 87 percent of their housing needs are on pace to meet or exceed their housing goals.

By this measurement, the SCAG region as a whole is on pace to exceed the regional housing goal. As of June 2004, a total of 406,116 building permits have been issued by all jurisdictions in the region. It represents 93 percent of the total housing need of 437,984, six percentage points higher than the goal of 87 percent. This also represents a notable increase since the November 2003 update that reported a shortfall of three percentage points towards the regional housing goal.

By the same measurement, at the subregional level, nine out of 15 subregions are on the pace to meet or exceed their subregional housing goals. At jurisdictional level, 99 out of 193 jurisdictions are on the pace to meet or exceed their jurisdictional housing goals.

### Low Income Housing Tax Credit (LIHTC) Projects

The California Tax Credit Allocation Committee (CTCAC), the California State Treasurer's Office, administers one federal and one state LIHTC programs. Both programs were authorized to encourage private investment in rental housing for low- and lower-income families and individuals.

The housing projects that have been awarded LIHTC by CTCAC from 1998 through August 2004 contain a total of 44,929 housing units in the SCAG region. Ninety-two percent or 41,350 of these units are low-income units. Because virtually all are multiple-family housing, the units from the LIHTC projects represent a large share of the regional building permits for multiple-family housing units (about 38% from January 1998 through June 2004).

The affordable housing units from the LIHTC projects meets at least one quarter of the RHNA affordable housing needs in the region.

The region appears to exceed its regional goal for producing market rate housing for higher income households. The production of affordable housing for lower income households depends on the availability of Federal and State housing subsidy programs, i.e., the LIHTC programs, and is below regional expectations.

## **I. INTRODUCTION**

After completion of the last Regional Housing Needs Assessment (RHNA) in 2000, SCAG committed to monitoring the region's progress in meeting regional housing goals. As a result, SCAG prepares a Housing Element Compliance and Building Permit Issuance Report to monitor the progress and performance towards meeting the housing goals in the region. This report is intended as a service to SCAG members and policy makers. As an update of the November 2003 Report, this report contains changes since that report and is current through August of 2004.

The report is organized into six parts: an Executive Summary, three chapters, and two appendices. The Executive Summary presents major findings of this report. The first chapter briefly describes the purpose and organization of the report. Chapter II. Housing Element Review Status reports on jurisdictions' Housing Element compliance status. Chapter III. Building Permit Issuance is a jurisdictional listing of the building permits issued from January 1998 through June 2004. The building permits are also compared to housing new construction needs adopted in the RHNA process for the 1998-2005 planning period.

The first appendix contains the adopted RHNA numbers by SCAG subregion and jurisdiction for the current planning period from January 1998 through June 2005.

Total dwelling units and low income dwelling units from the low income housing tax credit (LIHTC) projects from January 1998 through August 2004 are included in Appendix B: Housing Units of Low Income Housing Tax Credit (LIHTC) Projects. This appendix also includes information about the federal and state LIHTC programs administered by the California Tax Credit Allocation Committee (CTCAC). In addition, this appendix has two summary tables. One summary table shows an estimated breakdown of regional building permits by market rate housing units and affordable low income housing tax credit units; while the other table presents an estimated income breakdown of regional progress towards meeting housing goals.

SCAG has compiled considerable housing planning resources to assist in Housing Element compliance on its web application at <http://api.ucla.edu/rhna/index.cfm>. This site contains information on regional housing market trends, online training modules on various housing issues, sample plans and case studies, as well as the determinations and background material for the RHNA.

## II. HOUSING ELEMENT REVIEW STATUS BY SCAG SUBREGIONS AND JURISDICTIONS

Enacted in 1969, the California State Housing Element Law (Article 10.6 of the Government Code) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments in their jurisdictions. The law requires local governments to adopt general plans, especial the housing element of the general plans, which provide opportunities for and do not unduly constrain housing development within their jurisdictions. As a result, each jurisdiction in the State is required to submit a Housing Element, both as a draft and after the Element has been formally adopted by the jurisdiction's governing body, to the California Department of Housing and Community Development (HCD) for review.

HCD is required by law to review housing elements and report its written findings within 60 days for a draft-housing element (Government Code Section 65585(b)) and within 90 days for an adopted element (Government Code Section 65585(h)). After review of the Element, HCD is required to report its written findings in a comment letter to the local government. The comment letter states that the Draft or Adopted Element is either "*in compliance*" with State law or in need of revision and therefore "*not in compliance*." The Southern California Association of Governments (SCAG) receives copies of all such letters.

HCD also publishes a summary report of the compliance status of the Housing Elements at its Web site (<http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf>). The report is updated regularly by HCD but does not contain annotation on review comments.

As of August 2004<sup>1</sup>, the Housing Elements of 141 jurisdictions in the SCAG region are in compliance with the State Housing Element Law (see Table 1.1). It represents 73 percent of the 193 jurisdictions in the region, an improvement of four percentage points since last report in November 2003. Since last report, the compliance status in eight jurisdictions has changed from "*out of compliance*" to "*in compliance*" while the compliance status in one jurisdiction has change from "*conditional in compliance*" to "*out of compliance*."

The Housing Elements of 51 jurisdictions in the SCAG region are still out of compliance with the State Housing Element Law as of August 2004 (see Table 1.2). The Housing Element of only one jurisdiction is currently under review by the HCD.

Table 2.1 on the next page lists all jurisdictions whose Housing Elements are found by HCD to be in compliance with State housing element law. Jurisdictions are organized by subregion and sorted alphabetically within each subregion. The table includes additional information on whether the jurisdiction's Housing Element is in draft format or has been adopted, the date of adoption if applicable, and the date of HCD review.

Table 2.2 on page 7 is a list of all jurisdictions whose Housing Elements are found by HCD to be out of compliance with State housing element law. Again, Jurisdictions are organized by subregion and sorted alphabetically within each subregion. In addition to the information reported in Table 2.1, this table also contains brief notation summarizing key review comments from HCD for those that have not received a compliance finding. It should be noted that HCD reviews are generally detailed, and that the notation shown in this table is intended to provide brief paraphrasing. If no Element has been submitted during the planning period, or SCAG has received HCD's comment letter after the printing of this report, Element status may be reported without annotation.

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<sup>1</sup> Based on the review letters SCAG has received from HCD as of August and the July 20, 2004 status report downloaded from HCD's Web site.



**Table 2.1 Jurisdictions with Housing Elements in Compliance with  
State Housing Element Law by Subregion, August 2004**

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
<b>ARROYO VERDUGO</b>			
BURBANK	ADOPTED	6/26/2001	8/22/2001
GLENDALE	ADOPTED	5/16/2000	8/31/2000
<b>CITY OF LOS ANGELES</b>			
LOS ANGELES	ADOPTED	12/18/2002	2/27/2002
SAN FERNANDO	ADOPTED	11/6/2000	12/15/2000
<b>COACHELLA VALLEY</b>			
BLYTH	DRAFT		6/6/2003
CATHEDRAL	ADOPTED	12/13/2000	1/11/2001
COACHELLA	ADOPTED	8/22/2001	12/4/2001
DESERT HOT SPRINGS	ADOPTED	9/5/2000	12/29/2000
PALM DESERT	ADOPTED	2/14/2002	5/22/2002
RANCHO MIRAGE	ADOPTED	10/18/2001	11/9/2001
<b>GATEWAY CITIES</b>			
ARTESIA	ADOPTED	11/10/2003	12/17/2003
BELLFLOWER	ADOPTED	11/24/2003	2/2/2004
CERRITOS	ADOPTED	2/28/2002	6/11/2002
COMPTON	ADOPTED	6/27/2000	10/3/2000
DOWNEY	ADOPTED	12/11/2001	7/18/2002
HAWAIIAN GARDENS	ADOPTED	10/28/2003	2/3/2004
HUNTINGTON PARK	ADOPTED	12/18/2000	4/26/2001
LAKEWOOD	ADOPTED	8/22/2002	11/8/2002
LA MIRADA	ADOPTED	5/8/2001	6/8/2001
LONG BEACH	ADOPTED	4/17/2001	7/13/2001
MAYWOOD	ADOPTED	10/9/2001	8/14/2002
NORWALK	ADOPTED	7/17/2001	11/1/2001
PICO RIVERA	ADOPTED	11/20/2001	11/20/2001
SANTA FE SPRING	ADOPTED	12/14/2000	2/2/2001
SIGNAL HILL	ADOPTED	12/18/2001	3/26/2002
VERNON	ADOPTED	2/21/2002	8/2/2002
<b>IMPERIAL VALLEY</b>			
BRAWLEY	ADOPTED	5/29/2001	6/6/2001
CALEXICO	ADOPTED	10/5/1999	3/1/2000
CALIPATRIA	ADOPTED	3/24/2004	5/21/2004
EL CENTRO	ADOPTED	3/15/2000	4/20/2000
HOLTVILLE	ADOPTED	4/9/2001	5/23/2001
IMPERIAL	ADOPTED	4/18/2001	5/26/2001



JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
IMPERIAL COUNTY	ADOPTED	3/20/2001	3/27/2001
WESTMORLAND	ADOPTED	8/21/2002	2/11/2003
<b>LAS VIRGENES</b>			
CALABASAS	ADOPTED	10/3/2001	3/6/2002
WESTLAKE VILLAGE	ADOPTED	7/10/2002	9/6/2002
<b>LOS ANGELES COUNTY</b>	ADOPTED	10/23/2001	2/15/2002
<b>NORTH LOS ANGELES</b>			
LANCASTER	ADOPTED	6/26/2001	9/21/2001
PALMDALE	ADOPTED	4/11/2001	7/19/2001
SANTA CLARITA	ADOPTED	5/25/2004	8/13/2004
<b>ORANGE COUNTY</b>			
ALISO VIEJO	ADOPTED	4/21/2004	7/27/2004
ANAHEIM	ADOPTED	10/29/2002	2/6/2003
BREA	ADOPTED	10/3/2000	3/28/2001
BUENA PARK	ADOPTED	6/12/2001	8/17/2001
COSTA MESA	ADOPTED	11/19/2001	2/22/2002
CYPRESS	ADOPTED	9/10/2001	11/9/2001
FOUNTAIN VALLEY	ADOPTED	11/7/2000	3/22/2001
FULLERTON	ADOPTED	12/14/2001	3/21/2002
GARDEN GROVE	ADOPTED	2/12/2002	5/30/2002
HUNTINGTON BEACH	ADOPTED	12/18/2000	4/10/2001
IRVINE	ADOPTED	11/27/2001	5/9/2002
LA HABRA	ADOPTED	7/7/2003	10/20/2003
LA PALMA	ADOPTED	1/7/2003	4/3/2003
LAGUNA BEACH	ADOPTED	7/17/2001	9/20/2001
LAGUNA NIGUEL	ADOPTED	6/20/2000	9/25/2000
LAGUNA WOODS	ADOPTED	7/16/2003	10/2/2003
LAKE FOREST	ADOPTED	12/19/2000	5/8/2001
LOS ALAMITOS	ADOPTED	3/26/2001	6/29/2001
NEWPORT BEACH	ADOPTED	8/12/2003	9/15/2003
ORANGE	ADOPTED	10/9/2001	11/29/2001
ORANGE COUNTY	ADOPTED	12/4/2001	1/7/2002
PLACENTIA	ADOPTED	12/2/2002	3/3/2003
RANCHO ST. MARGARITA	ADOPTED	12/19/2002	7/22/2003
SAN CLEMENTE	ADOPTED	12/20/2000	9/14/2001
SAN JUAN CAPISTRANO	ADOPTED	11/6/2001	11/21/2001
SANTA ANA	ADOPTED	12/18/2000	4/19/2001
STANTON	ADOPTED	6/12/2001	10/23/2001
TUSTIN	ADOPTED	11/4/2002	2/5/2003
VILLA PARK	ADOPTED	6/26/2001	12/18/2001

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
WESTMINSTER	ADOPTED	4/4/2001	5/30/2001
YORBA LINDA	ADOPTED	3/19/2002	7/1/2002
<b>SAN BERNARDINO COUNTY</b>			
APPLE VALLEY	ADOPTED	6/27/2000	11/2/2000
BARSTOW	ADOPTED	6/5/2000	7/26/2000
BIG BEAR LAKE	ADOPTED	2/11/2002	3/19/2002
CHINO	ADOPTED	9/18/2001	12/21/2001
COLTON	ADOPTED	8/6/2002	11/26/2002
HESPERIA	ADOPTED	8/7/2002	11/8/2002
HIGHLAND	ADOPTED	9/25/2001	2/1/2002
ONTARIO	ADOPTED	12/4/2001	3/26/2002
RANCHO CUCAMONGA	ADOPTED	1/24/2002	8/9/2002
REDLANDS	ADOPTED	10/15/2002	1/17/2003
RIALTO	ADOPTED	3/6/2001	6/25/2001
SAN BERNARDINO	ADOPTED	7/7/2003	9/10/2003
TWENTYNINE PALMS	ADOPTED	6/27/2000	9/15/2000
UPLAND	ADOPTED	8/13/2001	11/21/2001
VICTORVILLE	ADOPTED	4/17/2001	6/25/2001
YUCCA VALLEY	ADOPTED	9/21/2000	11/2/2000
<b>SAN GABRIEL VALLEY</b>			
ALHAMBRA	ADOPTED	12/10/2001	3/19/2002
ARCADIA	ADOPTED	11/6/2001	2/11/2002
AZUSA	ADOPTED	12/3/2001	12/26/2001
BALDWIN PARK	ADOPTED	12/21/2001	10/23/2003
BRADBURY	ADOPTED	12/19/2000	4/4/2001
CLAREMONT	ADOPTED	7/24/2001	11/2/2001
DIAMOND BAR	ADOPTED	1/16/2001	3/22/2001
EL MONTE	ADOPTED	7/3/2001	8/17/2001
EL MONTE	ADOPTED	7/1/2001	10/24/2001
GLENDORA	ADOPTED	4/11/2002	6/25/2002
INDUSTRY	ADOPTED	10/14/1999	10/22/1999
LA PUENTE	ADOPTED	12/12/2000	4/13/2001
LA VERNE	ADOPTED	10/16/2000	12/12/2000
MONROVIA	ADOPTED	4/22/2003	5/12/2003
MONTEREY PARK	ADOPTED	7/18/2001	1/30/2002
PASADENA	ADOPTED	11/4/2002	2/13/2003
POMONA	ADOPTED	12/17/2001	3/8/2002
ROSEMEAD	ADOPTED	3/26/2002	6/6/2002

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
SAN DIMAS	ADOPTED	8/13/2002	11/19/2002
SAN GABRIEL	ADOPTED	11/19/2002	1/7/2003
SIERRA MADRE	ADOPTED	3/24/2003	5/9/2003
SOUTH EL MONTE	ADOPTED	4/9/2003	4/23/2003
WALNUT	ADOPTED	2/13/2002	6/12/2002
<b>SOUTH BAY CITIES</b>			
CARSON	ADOPTED	7/2/2002	8/14/2002
EL SEGUNDO	ADOPTED	7/1/2001	10/24/2001
GARDENA	ADOPTED	12/12/2000	1/11/2001
HERMOSA BEACH	ADOPTED	8/18/2003	9/12/2003
LAWNDALE	ADOPTED	5/21/2001	9/10/2001
MANHATTAN BEACH	ADOPTED	2/4/2003	5/14/2003
RANCHO PALOS VERDES	ADOPTED	8/21/2001	9/20/2001
REDONDO BEACH	ADOPTED	10/17/2000	12/20/2000
TORRANCE	ADOPTED	2/27/2001	6/25/2001
HAWTHORNE	ADOPTED	8/25/2003	12/12/2003
<b>VENTURA COUNTY</b>			
CAMARILLO	ADOPTED	11/19/2003	12/16/2003
FILLMORE	ADOPTED	5/13/2003	7/24/2003
MOORPARK	ADOPTED	12/19/2001	3/8/2002
OJAI	ADOPTED	1/22/2002	5/14/2002
OXNARD	ADOPTED	12/19/2000	5/10/2001
PORT HUENEME	ADOPTED	5/2/2001	9/6/2001
SAN BUENAVENTURA	ADOPTED	4/20/2004	7/29/2004
SANTA PAULA	ADOPTED	8/19/2002	9/20/2002
SIMI VALLEY	ADOPTED	11/19/2001	3/13/2002
THOUSAND OAKS	ADOPTED	12/12/2000	3/30/2001
VENTURA COUNTY	ADOPTED	6/19/2001	10/18/2001
<b>WESTERN RIVERSIDE</b>			
BEAUMONT	ADOPTED	11/19/2002	3/3/2003
CALIMESA	ADOPTED	1/7/2002	4/29/2002
CORONA	ADOPTED	7/18/2001	8/14/2001
HEMET	ADOPTED	9/25/2001	11/9/2001
LAKE ELSINORE	ADOPTED	2/26/2002	6/26/2002
MURRIETA	ADOPTED	12/18/2001	12/26/2001
PERRIS	ADOPTED	2/13/2001	7/6/2001
TEMECULA	ADOPTED	10/8/2002	12/3/2002
<b>WESTSIDE CITIES</b>			
CULVER CITY	ADOPTED	7/9/2001	8/10/2001
SANTA MONICA	ADOPTED	2/11/2001	3/21/2002

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
WEST HOLLYWOOD	ADOPTED	5/20/2002	9/16/2002

**Table 2.2 Jurisdictions with Housing Elements Out of Compliance with State Housing Element Law by Subregion, August 2004**

JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
<b>ARROYO VERDUGO</b>				
LA CANADA FLINTRIDGE	DRAFT		7/27/2001	NEED TO DEMONSTRATE PROGRAMS TO FACILITATE RECYCLING IN DOWNTOWN.
<b>COACHELLA VALLEY</b>				
INDIO	DRAFT		8/31/2004	SHOULD DEMONSTRATE HOW IDENTIFIED SITES CAN ACCOMMODATE THE CITY'S REGIONAL HOUSING NEED.
INDIAN WELLS	ADOPTED	12/7/2000	4/17/2001	ANALYZE IMPACTS OF CITY'S L/U ON DEVELOPMENT OF LOWER-INCOME HHDS, POTENTIAL GOVERNMENTAL CONSTRAINTS. NEED TO STRENGTHEN HOUSING PROGRAMS.
LA QUINTA	DRAFT		8/13/2004	NEED TO MAKE A DILIGENT EFFORT TO ACHIEVE PUBLIC PARTICIPATION OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.
PALM SPRINGS	DRAFT		4/17/2003	SHOULD CLEARLY DEMONSTRATE THE DEVELOPMENT VIABILITY OF IDENTIFIED SITES AND INCLUDE A MORE DETAILED DESCRIPTION AND ANALYSIS OF POTENTIAL GOVERNMENT CONSTRAINTS.
<b>GATEWAY CITIES</b>				
AVALON	ADOPTED			LAST REVIEW ON JULY 23, 1993
BELL	ADOPTED			LAST REVIEW ON OCTOBER 9, 1996
BELL GARDENS	DRAFT		1/24/2002	THE ELEMENT SHOULD BE REVISED TO EXPAND THE LAND INVENTORY AS WELL AS SEVERAL CITY PROGRAMS TO DEMONSTRATE HOW THE CITY'S REGIONAL HOUSING NEED FOR LOW- AND MODERATE-INCOME HOUSEHOLDS CAN BE ACCOMMODATED.
COMMERCE	ADOPTED			LAST REVIEW ON AUGUST 6, 1992
CUDAHY	ADOPTED			LAST REVIEW ON SEPTEMBER 29, 1992
LA HABRA HEIGHTS	ADOPTED	1/10/2002	4/26/2002	THE ELEMENT FAILS TO DEMONSTRATE HOW THE CITY CAN PROVIDE FOR ITS ENTIRE SHARE OF THE REGIONAL HOUSING NEED, BY INCOME CATEGORY, AND HOW CONSTRAINTS IMPOSED BY THE CITY'S CURRENT LAND-USE DESIGNATIONS AND REQUIREMENTS CAN BE MITIGATED TO FACILITATE THIS DEVELOPMENT.
LYNWOOD	DRAFT		12/14/2001	NEED TO SHOW LAND AVAILABILITY - DENSITY FOR INCOME - STRENGTHEN HOUSING PROGRAMS.
PARAMOUNT	DRAFT		6/28/2001	ANALYZE GOVERNMENTAL CONSTRAINTS, LAND INVENTORY AND SPECIAL NEEDS HOUSING.  EXPAND PROGRAMMATIC APPROACHES TO REACH ALL INCOMES.

JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
<b>SOUTH GATE</b>	<b>ADOPTED</b>			LAST REVIEW ON MARCH 19, 1993
<b>WHITTIER</b>	<b>ADOPTED</b>			LAST REVIEW ON MAY 3, 1993
<b>LAS VIRGENES</b>				
AGOURA HILLS	DRAFT		3/28/2001	EXPAND LAND INVENTORY, STRENGTHEN PROGRAMS AND A 5-YR PLAN OF ACTION (3/28/01).
HIDDEN HILLS	DRAFT		9/5/2003	ELEMENT NEEDS TO DEMONSTRATE HOW NEED ALLOCATION BY INCOME CATEGORY WILL BE MET. ALSO, MUST INCLUDE IMPLEMENTATION SCHEDULE, ADEQUATE SITES AND ENHANCED PUBLIC PARTICIPATION.
MALIBU	ADOPTED	2/12/2001	6/20/2001	IMPROVE LAND INVENTORY, ANALYSIS OF GOVERNMENTAL CONSTRAINTS AND ADEQUATE SITES.  ANALYSIS OF MEASURE P NEEDED. DENSITY FOR ALL INCOMES NEEDED.
<b>ORANGE COUNTY</b>				
DANA POINT	DRAFT		12/18/2000	ADEQUATE SITES ANALYSIS NEEDS IMPROVEMENT, NEED IMPLEMENTATION TIMELINES.
LAGUNA HILLS	ADOPTED	11/27/2001	3/7/2002	NEED TO STRENGTHEN HOUSING PROGRAMS, FIVE-YEAR SCHEDULE OF ACTION AND IDENTIFY ADEQUATE SITES AND ADDRESS GOVERNMENT CONSTRAINTS.
MISSION VIEJO	ADOPTED	12/4/2000	6/9/2004	FAILED TO REZONE TWO SITES FOR HIGH-DENSITY MULTIFAMILY DEVELOPMENT BY JANUARY 2003.
SEAL BEACH	DRAFT		8/23/2001	NEEDS TO IDENTIFY AFFORDABLE SITES & LAND INVENTORY.
<b>RIVERSIDE COUNTY</b>	DRAFT		2/7/2003	ADOPTED 12/05/2000  NOT IN COMPLIANCE --  NEEDS IMPLEMENTATION TIMELINES FOR PROGRAMS - ANALYZE.  DEVELOPMENT STANDARDS AS GOVERNMENT CONSTRAINTS.
<b>SAN BERNARDINO COUNTY</b>				
ADELANTO	DRAFT		6/1/2001	THE LAND INVENTORY SECTION OF THE ELEMENT SHOULD BE REVISED AND EXPANDED TO DEMONSTRATE THE CITY'S CAPACITY TO ACCOMMODATE ITS REGIONAL HOUSING NEED ALLOCATION FOR ALL INCOME LEVELS.
CHINO HILLS	DRAFT		2/2/2001	NEED TO USE DRAFT NUMBERS (FOR LOW AND VERY LOW-INCOME), ANALYZE GOVERNMENTAL CONSTRAINTS, IDENTIFY ADEQUATE SITES.
FONTANA	DRAFT		10/23/2003	SHOULD DEMONSTRATE HOW IDENTIFIED SITES CAN ACCOMMODATE THE CITY'S REGIONAL HOUSING NEED AND ANALYZE AND MITIGATE POTENTIAL GOVERNMENTAL CONSTRAINTS.
GRAND TERRACE	DRAFT		3/23/2004	NEED TO MAKE A NUMBER OF REVISIONS IN HOUSING NEEDS, RESOURCES AND CONSTRAINTS, HOUSING PROGRAMS, AND PUBLIC PARTICIPATION.
LOMA LINDA	DRAFT		4/7/2003	THE ELEMENT SHOULD BE REVISED TO EXPAND AND CLARIFY THE LAND INVENTORY AND THE ANALYSIS OF GOVERNMENT CONSTRAINTS.
MONTCLAIR	ADOPTED	6/19/2002	9/26/2002	THE ELEMENT'S LAND INVENTORY DOES PROVIDE SITES TO ACCOMMODATE THE CITY'S SHARE OF THE

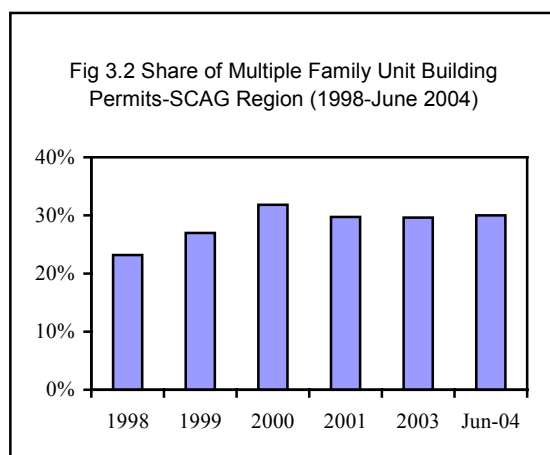
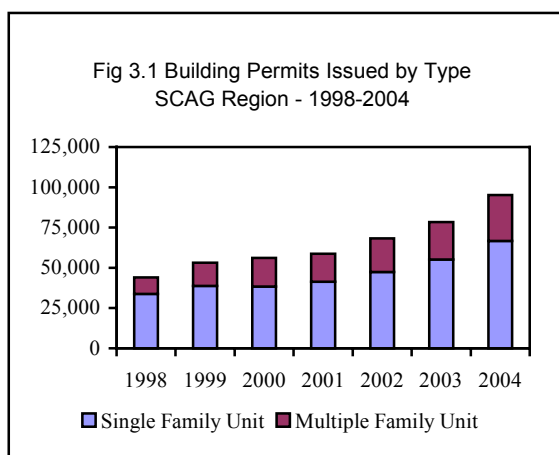
JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
				REGIONAL HOUSING NEED FOR LOWER-INCOME HOUSEHOLDS. THE ELEMENT ALSO INDICATES A SHORTFALL OF SITES TO ACCOMMODATE THE CITY'S TOTAL HOUSING ALLOCATION WITHOUT INCLUDING A REQUIRED PROGRAM TO ADDRESS THIS DEFICIENCY.
NEEDLES	DRAFT		3/22/2004	THE LAND INVENTORY MUST BE EXPANDED TO INCLUDE THE TOTAL AMOUNT OF LAND AVAILABLE BY ZONING DISTRICT AND THE ELEMENT MUST INCLUDE A SET OF QUANTIFIED OBJECTIVES FOR NEW CONSTRUCTION, REHABILITATION AND CONSERVATION OF UNITS DURING THE PLANNING PERIOD.
SAN BERNARDINO COUNTY	ADOPTED	6/24/2003	10/3/2003	THE ELEMENT'S LAND INVENTORY SHOULD BE REVISED AND EXPANDED TO DEMONSTRATE THE COUNTY'S CAPACITY TO PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES, INCLUDING MULTIFAMILY HOUSING; MITIGATE THE CONDITIONAL USE PERMIT PROCESS FOR MULTIFAMILY DEVELOPMENT; AND, STRENGTHEN PROGRAMS BY INCLUDING SPECIFIC IMPLEMENTATION TIMELINES.
YUCAIPA	ADOPTED	1/22/2001	4/30/2001	NEED TO IDENTIFY SUFFICIENT SITES, INCLUDE A 5-YR ACTION PLAN AND ADDRESS GOVERNMENTAL CONSTRAINTS.
<b>SAN GABRIEL VALLEY</b>				
COVINA	ADOPTED			LAST REVIEW ON FEBRUARY 28, 1995
IRVINDALE	ADOPTED			LAST REVIEW ON FEBRUARY 4, 1994
MONTEBELLO	ADOPTED			LAST REVIEW ON JUNE 24, 1994
SAN MARINO	DRAFT		6/22/2001	THE ELEMENT SHOULD INCLUDE A PROGRAM TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS. THE CITY SHOULD DESCRIBE ITS DILIGENT EFFORTS TO ACHIEVE THE PUBLIC PARTICIPATION OF ALL ECONOMIC SEGMENTS IN THE DEVELOPMENT OF THE HOUSING ELEMENT.
SOUTH PASADENA	ADOPTED	3/7/2001	9/7/2001	NEED SUFFICIENT SITES TO ACCOMMODATE REGIONAL HOUSING NEED GOVERNMENTAL CONSTRAINTS ANALYSIS.
TEMPLE CITY	DRAFT		10/27/2000	REVISED DRAFT ELEMENT NEEDS TO PROVIDE ADEQUATE SITES & PROVIDE LOW-INCOME HOUSING IDENTIFY ADEQUATE SITES - PROGRAM TO MEET LOW INCOME NEED 10/27/2000.
WEST COVINA	ADOPTED			THE ELEMENT SHOULD IDENTIFY ADEQUATE SITES TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED BY INCOME GROUP, ANALYZE AND MITIGATE POTENTIAL CONSTRAINTS, AND STRENGTHEN CERTAIN PROGRAMS.
<b>SOUTH BAY CITIES</b>				
INGLEWOOD	DRAFT		10/22/2001	NEED PROGRAMS TO IDENTIFY SITES, ANALYZE LAND-USE CONTROLS.
LOMITA	DRAFT		9/21/2001	NEED EXPANDED LAND INVENTORY TO DEMONSTRATE ABILITY TO MEET NEED. PROGRAMS, IMPLEMENTATION STRATEGIES SHOULD BE EXPANDED (9/21).

JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
PALOS VERDES ESTATES	ADOPTED	8/14/2001	11/20/2001	ADOPTED ELEMENT NEEDS PROGRAMMATIC OBJECTIVES, IMPLEMENTATION & PUBLIC OUTREACH ACTIONS STRENGTHENED LAND INVENTORY AND GOVERNMENTAL CONSTRAINTS 12/21/2000.
ROLLING HILLS	ADOPTED	7/9/2001	10/17/2001	NEED ADOPTED FINDINGS THAT ADDRESS STATE STATUTE.  NEED TO PROVIDE FOR ADEQUATE SITES.  REVIEW COMMENT ON CHANGE TO 2ND UNIT ORDINANCE AND PUBLIC PARTICIPATION.
ROLLING HILLS ESTATES	DRAFT		5/4/2001	THE ELEMENT SHOULD BE REVISED TO DEMONSTRATE: 1) THE CITY HAS SUFFICIENT LAND, ZONED AT APPROPRIATE DENSITIES, TO ACCOMMODATE THE DEVELOPMENT OF HOUSING COMMENSURATE WITH ROLLING HILLS ESTATES' SHARE OF THE REGIONAL HOUSING NEED FOR LOW- AND MODERATE-INCOME HOUSEHOLDS, AND 2) THE CITY'S COMPLIANCE WITH PROGRAM REQUIREMENTS.
<b>WESTERN RIVERSIDE</b>				
BANNING	ADOPTED	4/24/2001	8/2/2001	THE CITY SHOULD DEMONSTRATE THAT THE CONDITIONS USE PERMIT (CUP) CRITERIA FACILITATE AND ENCOURAGE DEVELOPMENT OF TRANSITIONAL HOUSING OR EMERGENCY SHELTER. THE CUP CRITERIA SHOULD BE EITHER CLEARLY DEFINED OR REVISED, ELIMINATING THE DISCRETIONARY NATURE IN THE PERMIT APPROVAL PROCESS.
CANYON LAKE	DRAFT		2/14/2002	THE ELEMENT SHOULD DEMONSTRATE HOW THE LAND INVENTORY CAN ACCOMMODATE THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION, ANALYZE AND MITIGATE GOVERNMENTAL CONSTRAINTS AND ENSURE THAT ALL ECONOMIC SEGMENTS OF THE CITY'S POPULATION HAVE THE OPPORTUNITY TO PROVIDE INPUT INTO THE DEVELOPMENT OF THIS HOUSING ELEMENT UPDATE.
MORENO VALLEY	DRAFT		10/27/2003	NEED TO MAKE A NUMBER OF REVISIONS IN HOUSING NEEDS, RESOURCES AND CONSTRAINTS AND HOUSING PROGRAMS
NORCO	DRAFT		1/11/2001	PREVIOUS REVIEW NEEDS SITES ANALYSIS, QUANTIFIED OBJECTIVES, PROGRAM FOR ALL INCOMES.
RIVERSIDE	ADOPTED	12/5/2000	4/19/2001	NEEDS IMPLEMENTATION TIMELINES FOR PROGRAMS - ANALYZE.  DEVELOPMENT STANDARDS AS GOVERNMENT CONSTRAINTS.
SAN JACINTO	ADOPTED			LAST REVIEW ON OCTOBER 28, 1993
<b>WESTSIDE CITIES</b>				
BEVERLY HILLS	ADOPTED	7/19/2001	10/23/2001	NEED TO IDENTIFY ADEQUATE SITES & DESCRIBE WHEN PROGRAMS WILL BE IMPLEMENTED.  NEED TO DEMONSTRATE SUFFICIENT SITES, DISCUSS CONSTRAINTS, EXPAND PROGRAMS PER 5/24/2001.



### III. BUILDING PERMIT ISSUANCE<sup>2</sup> BY SCAG SUBREGIONS AND JURISDICTIONS, JANUARY 1998 – JUNE 2004

From January 1998 (the beginning of the current RNHA cycle) through June 2004, a total of 406,116 building permits have been issued by all jurisdictions in the SCAG region. Of these permits, about 29 percent or 118,113 are for multiple family units. In addition, there has been a steady increase in the number of building permits issued since 1998, both for single family units and for multiple family units (see Fig. 3.1 below. Please note that the 2004 figure is an estimate based on building permits for the first half of 2004.). However, with the exception of a notable increase from 1998 to 2000, the share of building permits for multiple family units has stayed about the same since 2000 (see Figure 3.2 below).



The current RHNA planning period runs from January 1998 through June 2005 for a total of 90 months. As of June 2004, a total of 78 months has passed since January 1998, representing 87 percent of the current RHNA cycle. Therefore, jurisdictions that have permitted new housing units equal to or more than 87 percent of their housing needs are on pace to meet or exceed their housing goals.

By this measurement, the SCAG region as a whole is on pace to exceed the regional housing goal. As of June 2004, a total of 406,116 building permits have been issued by all jurisdictions in the region. It represents 93 percent of the total housing need of 437,984, six percentage points higher than the goal of 87 percent (see Table 3.1 on the next page). This represents a significant improvement since the November 2003 update that reported a shortfall of three percentage points towards the regional housing goal.

At the subregional level, nine out of 15 subregions are on pace to meet or exceed their subregional housing goals (see Table 3.1). At jurisdictional level, 99 out of 190 jurisdictions are on pace to meet or exceed their jurisdictional housing goals (see Table 3.2 on the next page).

In fact, the building permits issued in eight out of the 15 subregions are equal to or higher than their subregional housing needs. The same has occurred in 90 out of the 193 jurisdictions in the SCAG region.

<sup>2</sup> The Construction Industry Research Board compiles monthly building permits issued by local jurisdictions.

**Table 3.1 SCAG RHNA Allocation (January 1998 - June 2005) and  
Housing Performance (January 1998 - June 2004) by County and Subregion**

SCAG County and Subregion	RNHA Total Construction Need <sup>1</sup>	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need <sup>2</sup>
Imperial County	12,500	5,346	43%
LA County Total	179,003	114,793	64%
LA County Unincorp.	52,202	19,521	37%
Arroyo Verdugo	8,473	2,124	25%
City of Los Angeles	60,481	43,666	72%
Gateway Cities	11,077	7,131	64%
Las Virgenes	475	1,420	<b>299%</b>
North LA County	24,240	15,675	65%
San Gabriel	12,313	14,309	<b>116%</b>
South Bay	6,218	7,357	<b>118%</b>
Westside Cities	3,524	3,590	<b>102%</b>
Orange County	75,502	70,042	<b>93%</b>
Riverside County Total	93,593	131,921	<b>141%</b>
Riverside County Unincorp.	30,677	41,844	<b>136%</b>
Coachella Valley	8,451	30,168	<b>357%</b>
Western Riverside	54,465	59,909	<b>110%</b>
San Bernardino County	57,652	61,476	<b>107%</b>
Ventura County	19,734	22,260	<b>113%</b>
SCAG Region Total	437,984	405,838	<b>93%</b>

<sup>1</sup> RHNA Planning Period: January 1, 1998 through June 30, 2005

<sup>2</sup> The RHNA Planning Period is 90 months long. As of June 2004, seventy-eight months or 87% of the planning period has passed. Subregions that have permitted new housing units for 87% or more of their needs are meeting or exceeding their goals. These subregions are highlighted in bold text.

**Table 3.2 SCAG RHNA Allocation (January 1998 - June 2005) and  
Housing Performance (January 1998 - June 2004) by Subregion and Jurisdiction**

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
<b>Arroyo Verdugo</b>			
Burbank	2,241	963	43%
Glendale	6,099	943	15%
La Canada Flintridge	133	218	164%
Subregion Total	8,473	2,124	25%
<b>City of Los Angeles</b>			
Los Angeles	60,280	43,608	72%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
San Fernando	201	58	29%
Subregion Total	60,481	43,666	72%
<b>Coachella Valley</b>			
Blythe	853	411	48%
Cathedral City	865	3,901	451%
Coachella	1,488	1,960	132%
Desert Hot Springs	233	1,464	628%
Indian Wells	182	932	512%
Indio	1,098	5,799	528%
La Quinta	912	7,529	826%
Palm Desert	444	3,513	791%
Palm Springs	1,502	1,768	118%
Rancho Mirage	874	2,891	331%
Subregion Total	8,451	30,168	357%
<b>Gateway Cities</b>			
Artesia	145	123	85%
Avalon	30	70	233%
Bell	582	103	18%
Bellflower	686	494	72%
Bell Gardens	426	105	25%
Cerritos	340	229	67%
Commerce	110	15	14%
Compton	655	184	28%
Cudahy	196	143	73%
Downey	482	289	60%
Hawaiian Gardens	198	95	48%
Huntington Park	541	120	22%
La Habra Heights	202	72	36%
La Mirada	371	529	143%
Lakewood	866	77	9%
Long Beach	1,463	2,811	192%
Lynwood	979	203	21%
Maywood	239	26	11%
Norwalk	445	264	59%
Paramount	144	66	46%
Pico Rivera	552	278	50%
Santa Fe Springs	94	56	60%
Signal Hill	260	528	203%
South Gate	763	177	23%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
Vernon	0	0	
Whittier	308	74	24%
Subregion Total	11,077	7,131	64%
<b>Imperial Valley</b>			
Brawley	1,139	570	50%
Calexico	1,303	2,244	172%
Calipatria	217	121	56%
El Centro	626	810	129%
Holtville	106	192	181%
Imperial	1,094	956	87%
Westmorland	114	81	71%
Unincorporated Area	7,901	372	5%
Subregion Total	12,500	5,346	43%
<b>Las Virgenes</b>			
Agoura Hills	77	558	725%
Calabassas	0	355	
Hidden Hills	69	36	52%
Malibu	14	392	2800%
Westlake Village	315	79	25%
Subregion Total	475	1,420	299%
<b>North Los Angeles</b>			
Lancaster	7,205	4,291	60%
Palmdale	9,878	5,134	52%
Santa Clarita	7,157	6,250	87%
Subregion Total	24,240	15,675	65%
<b>Orange County</b>			
Aliso Viejo		94	
Anaheim	11,508	2,340	20%
Brea	1,052	1,311	125%
Buena Park	1,011	674	67%
Costa Mesa	1,268	417	33%
Cypress	578	369	64%
Dana Point	450	527	117%
Fountain Valley	305	595	195%
Fullerton	1,706	2,646	155%
Garden Grove	1,235	744	60%
Huntington Beach	2,015	2,763	137%
Irvine	10,782	18,905	175%
La Habra	587	464	79%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
La Palma	79	127	161%
Laguna Beach	15	411	2740%
Laguna Hills	0	70	
Laguna Niguel	1,236	1,037	84%
Laguna Woods	113	294	260%
Lake Forest	183	174	95%
Los Alamitos	0	80	
Mission Viejo	1,110	1,920	173%
Newport Beach	476	2,842	597%
Orange	3,204	2,018	63%
Placentia	1,633	1,505	92%
Rancho Santa Margarita		311	
San Clemente	2,719	4,788	176%
San Juan Capistrano	839	483	58%
Santa Ana	1,339	802	60%
Seal Beach	265	210	79%
Stanton	646	194	30%
Tustin	3,298	1,099	33%
Villa Park	18	61	339%
Westminster	1,560	809	52%
Yorba Linda	1,585	2,042	129%
Unincorporated Area	22,687	16,916	75%
Subregion Total	75,502	70,042	93%
<b>San Bernardino County</b>			
Adelanto	900	1,310	146%
Apple Valley	1,000	3,002	300%
Barstow	491	99	20%
Big Bear Lake	102	800	784%
Chino	2,135	1,458	68%
Chino Hills	3,806	3,381	89%
Colton	968	486	50%
Fontana	7,298	9,356	128%
Grand Terrace	245	86	35%
Hesperia	2,509	4,036	161%
Highland	2,202	1,682	76%
Loma Linda	1,512	699	46%
Montclair	895	203	23%
Needles	239	124	52%
Ontario	2,401	1,319	55%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
Rancho Cucamonga	2,343	11,905	508%
Redlands	1,931	1,515	78%
Rialto	2,198	862	39%
San Bernardino	0	1,265	
Twenty-nine Palms	1,034	103	10%
Upland	2,350	811	35%
Victorville	2,500	6,871	275%
Yucaipa	1,799	2,365	131%
Yucca Valley	582	864	148%
Unincorporated Area	16,211	6,874	42%
Subregion Total	57,651	61,476	107%
<b>San Gabriel Valley</b>			
Alhambra	973	403	41%
Arcadia	461	1,203	261%
Azusa	677	565	83%
Baldwin Park	475	554	117%
Bradbury	12	27	225%
Claremont	283	509	180%
Covina	100	124	124%
Diamond Bar	144	358	249%
Duarte	354	214	60%
El Monte	1,187	1,180	99%
Glendora	265	211	80%
Industry	0	4	
Irwindale	27	5	19%
La Puente	515	90	17%
La Verne	79	455	576%
Monrovia	303	363	120%
Montebello	563	262	47%
Monterey Park	313	766	245%
Pasadena	1,777	3,285	185%
Pomona	580	904	156%
Rosemead	776	345	44%
San Dimas	91	157	173%
San Gabriel	301	315	105%
San Marino	0	38	
Sierra Madre	89	36	40%
South El Monte	112	60	54%
South Pasadena	206	132	64%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
Temple City	161	641	398%
Walnut	227	233	103%
West Covina	1,262	870	69%
Subregion Total	12,313	14,309	116%
<b>South Bay Cities</b>			
Carson	623	1,202	193%
El Segundo	78	98	126%
Gardena	639	310	49%
Hawthorne	597	155	26%
Hermosa Beach	332	509	153%
Inglewood	852	240	28%
Lawndale	78	89	114%
Lomita	219	108	49%
Manhattan Beach	250	1,221	488%
Palos Verdes Estates	55	145	264%
Rancho Palos Verdes	53	222	419%
Redondo Beach	919	1,571	171%
Rolling Hills	60	19	32%
Rolling Hills Estates	79	106	134%
Torrance	1,384	1,362	98%
Subregion Total	6,218	7,357	118%
<b>Ventura County</b>			
Camarillo	1,800	2,337	130%
Fillmore	808	395	49%
Moorpark	1,255	1,288	103%
Ojai	209	93	44%
Oxnard	3,298	5,083	154%
Port Hueneme	254	152	60%
San Buenaventura	1,950	1,945	100%
Santa Paula	1,393	107	8%
Simi Valley	2,767	4,877	176%
Thousand Oaks	4,322	4,564	106%
Unincorporated Area	1,678	1,419	85%
Subregion Total	19,734	22,260	113%
<b>Western Riverside</b>			
Banning	1,780	2,035	114%
Beaumont	2,175	2,826	130%
Calimesa	480	73	15%
Canyon Lake	36	430	1194%



SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2004	Building Permit Issuance as a Percent of Total Construction Need
Corona	5,933	7,634	129%
Hemet	3,321	3,204	96%
Lake Elsinore	3,763	3,100	82%
Moreno Valley	3,557	7,326	206%
Murrieta	10,384	9,920	96%
Norco	1,096	574	52%
Perris	1,263	3,445	273%
Riverside	7,722	9,175	119%
San Jacinto	5,339	2,162	40%
Temecula	7,616	8,005	105%
Subregion Total	54,465	59,909	110%
<b>Westside Cities</b>			
Beverly Hills	256	545	213%
Culver City	650	162	25%
Santa Monica	2,208	2,547	115%
West Hollywood	410	336	82%
Subregion Total	3,524	3,590	102%

**APPENDIX A: ADOPTED REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) BY SCAG  
SUBREGION AND JURISDICTIONS, 1998-2005**

The following table shows the regional housing needs for the planning period from January 1998 through June 2005 as adopted by the Southern California Association of Governments, Regional Council, on November 2, 2000.

**Table A. Regional Housing Needs, 1998-2005, Adopted by Southern California Association of Governments, Regional Council, November 2, 2000**

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
<b>ARROYO VERDUGO</b>						
AVC UNINC	660	600	438	1,611	3,309	28.1%
BURBANK	496	397	496	853	2,241	19.0%
GLENDALE	1,579	1,004	1,231	2,285	6,099	51.8%
LACANADA FLINTRIDGE	20	15	21	77	133	1.1%
SUBREGIONAL TOTAL	2,755	2,015	2,186	4,826	11,782	100.0%
<b>CITY OF LOS ANGELES</b>						
LOS ANGELES	17,990	10,416	11,314	20,560	60,280	97.7%
SAN FERNANDO	52	34	43	72	201	0.3%
UNINCORPORATED	264	192	200	554	1,209	2.0%
SUBREGIONAL TOTAL	18,306	10,642	11,556	21,186	61,690	100.0%
<b>COACHELLA VALLEY</b>						
BLYTHE	234	137	166	316	853	5.9%
CATHEDRAL CITY	208	142	186	329	865	6.0%
COACHELLA	402	283	301	502	1,488	10.3%
UNINCORPORATED CVAG	1,649	1,028	1,150	2,224	6,051	41.7%
DESERT HOT SPRINGS	66	37	47	84	233	1.6%
INDIAN WELLS	27	18	27	110	182	1.3%
INDIO	288	181	220	409	1,098	7.6%
LAQUINTA	178	103	196	436	912	6.3%
PALM DESERT	77	67	85	215	444	3.1%
PALM SPRINGS	383	260	289	570	1,502	10.4%
RANCHO MIRAGE	157	111	135	470	874	6.0%
SUBREGIONAL TOTAL	3,668	2,367	2,803	5,664	14,502	100.0%
<b>GATEWAY CITIES</b>						
ARTESIA	34	29	32	50	145	0.9%
AVALON	8	6	5	10	30	0.2%
BELL	159	101	118	204	582	3.8%
BELLFLOWER	178	132	157	219	686	4.5%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
BELL GARDENS	125	79	83	139	426	2.8%
CERRITOS	54	41	71	174	340	2.2%
COMMERCE	30	18	22	39	110	0.7%
COMPTON	190	109	127	228	655	4.2%
CUDAHY	60	36	37	64	196	1.3%
DOWNEY	102	86	114	180	482	3.1%
GATEWAY UNINC	725	716	803	2,095	4,339	28.1%
HAWAIIAN GARDENS	53	35	41	70	198	1.3%
HUNTINGTON PARK	159	95	104	183	541	3.5%
LAHABRA HEIGHTS	30	21	34	118	202	1.3%
LAKEWOOD	150	131	207	378	866	5.6%
LAMIRADA	60	57	86	168	371	2.4%
LONG BEACH	411	251	296	506	1,463	9.5%
LYNWOOD	277	175	191	335	979	6.3%
MAYWOOD	67	45	46	80	239	1.5%
NORWALK	100	83	109	153	445	2.9%
PARAMOUNT	38	25	30	52	144	0.9%
PICO RIVERA	122	93	126	212	552	3.6%
SANTA FE SPRINGS	26	18	20	29	94	0.6%
SIGNAL HILL	55	45	56	105	260	1.7%
SOUTH GATE	206	136	155	266	763	4.9%
VERNON	-	-	-	-	-	0.0%
WHITTIER	66	54	70	119	308	2.0%
SUBREGIONAL TOTAL	3,486	2,617	3,139	6,176	15,417	100.0%
<b>IMPERIAL VALLEY</b>						
BRAWLEY	322	173	227	417	1,139	9.1%
CALEXICO	350	204	266	483	1,303	10.4%
CALIPATRIA	63	38	54	62	217	1.7%
EL CENTRO	173	86	113	254	626	5.0%
HOLTVILLE	28	21	20	37	106	0.9%
IMPERIAL	226	136	200	532	1,094	8.8%
UNINCORPORATED AREA	2,388	1,197	1,491	2,824	7,901	63.2%
WESTMORLAND	36	15	25	37	114	0.9%
SUBREGIONAL TOTAL	3,588	1,870	2,396	4,647	12,500	100.0%
<b>LAS VIRGENES</b>						
LVMCCOG UNINC	387	437	456	735	2,015	80.9%
AGOURA HILLS	12	8	13	44	77	3.1%
CALABASAS	-	-	-	-	-	0.0%
HIDDEN HILLS	9	6	9	45	69	2.8%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
MALIBU	2	2	2	8	14	0.6%
WESTLAKE VILLAGE	52	32	52	179	315	12.7%
SUBREGIONAL TOTAL	462	486	532	1,011	2,491	100.0%
<b>NORTH LOS ANGELES</b>						
NLA UNINCORP	5,023	3,795	5,928	15,428	30,174	55.5%
LANCASTER	1,609	1,241	1,681	2,675	7,205	13.2%
PALMDALE	1,974	1,521	2,487	3,895	9,878	18.2%
SANTA CLARITA	1,256	941	1,439	3,520	7,157	13.2%
SUBREGIONAL TOTAL	9,863	7,498	11,535	25,518	54,414	100.0%
<b>ORANGE COUNTY</b>						
ANAHEIM	2,710	1,639	2,625	4,534	11,508	15.2%
BREA	203	136	212	502	1,052	1.4%
BUENA PARK	225	149	235	402	1,011	1.3%
COSTA MESA	265	180	279	544	1,268	1.7%
CYPRESS	107	73	327	57	578	0.8%
DANA POINT	85	50	86	229	450	0.6%
FOUNTAIN VALLEY	53	37	60	154	305	0.4%
FULLERTON	374	227	375	731	1,706	2.3%
GARDEN GROVE	300	173	331	430	1,235	1.6%
HUNTINGTON BEACH	388	255	400	972	2,015	2.7%
IRVINE	1,942	1,186	2,049	5,605	10,782	14.3%
LA HABRA	140	83	136	229	587	0.8%
LA PALMA	14	10	16	39	79	0.1%
LAGUNA BEACH	3	2	3	8	15	0.0%
LAGUNA HILLS	-	-	-	-	-	0.0%
LAGUNA NIGUEL	202	138	107	789	1,236	1.6%
LAGUNA WOODS	20	15	25	53	113	0.1%
LAKE FOREST	73	7	27	76	183	0.2%
LOS ALAMITOS	-	-	-	-	-	0.0%
MISSION VIEJO	181	122	209	597	1,110	1.5%
NEWPORT BEACH	86	53	83	254	476	0.6%
ORANGE	635	395	657	1,518	3,204	4.2%
PLACENTIA	289	189	327	828	1,633	2.2%
SAN CLEMENTE	545	308	550	1,317	2,719	3.6%
SAN JUAN CAPISTRANO	164	116	167	393	839	1.1%
SANTA ANA	377	226	313	423	1,339	1.8%
SEAL BEACH	76	35	47	107	265	0.4%
STANTON	194	109	195	174	646	0.9%
TUSTIN	694	489	778	1,337	3,298	4.4%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
UNINCORPORATED AREA	4,084	2,950	4,992	10,661	22,687	30.0%
VILLA PARK	2	2	3	11	18	0.0%
WESTMINSTER	367	211	337	645	1,560	2.1%
YORBA LINDA	248	162	289	887	1,585	2.1%
SUBREGIONAL TOTAL	15,046	9,725	16,237	34,506	75,502	100.0%
<b>SAN BERNARDINO COUNTY</b>						
ADELANTO	258	153	177	312	900	1.6%
APPLE VALLEY	209	166	211	414	1,000	1.7%
BARSTOW	124	87	113	167	491	0.9%
BIG BEAR LAKE	28	18	16	41	102	0.2%
CHINO	375	292	418	1,050	2,135	3.7%
CHINO HILLS	596	418	633	2,158	3,806	6.6%
COLTON	252	171	224	320	968	1.7%
FONTANA	1,617	1,167	1,600	2,913	7,298	12.7%
GRAND TERRACE	39	33	52	120	245	0.4%
HESPERIA	624	449	560	877	2,509	4.4%
HIGHLAND	534	368	471	829	2,202	3.8%
LOMA LINDA	332	235	296	649	1,512	2.6%
MONTCLAIR	209	152	193	341	895	1.6%
NEEDLES	66	39	45	88	239	0.4%
ONTARIO	495	373	498	1,035	2,401	4.2%
RANCHO CUCAMONGA	403	302	454	1,185	2,343	4.1%
REDLANDS	353	289	388	901	1,931	3.3%
RIALTO	479	330	496	894	2,198	3.8%
SAN BERNARDINO	0	0	0	0	0	0.0%
TWENTYNINE PALMS	271	172	215	377	1,034	1.8%
UNINCORPORATED AREA	3,891	2,626	3,181	6,500	16,211	28.1%
UPLAND	435	326	419	1,172	2,350	4.1%
VICTORVILLE	669	437	558	836	2,500	4.3%
YUCAIPA	486	323	373	617	1,799	3.1%
YUCCA VALLEY	154	95	114	219	582	1.0%
SUBREGIONAL TOTAL	12,901	9,021	11,704	24,015	57,652	100.0%
<b>SAN GABRIEL VALLEY</b>						
SGVCOG UNINC	1,073	1,067	1,113	3,097	6,320	33.9%
ALHAMBRA	263	185	214	311	973	5.2%
ARCADIA	55	32	46	327	461	2.5%
AZUSA	183	135	156	203	677	3.6%
BALDWIN PARK	119	81	100	176	475	2.5%
BRADBURY	2	1	1	8	12	0.1%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
CLAREMONT	51	37	54	141	283	1.5%
COVINA	21	18	23	38	100	0.5%
DIAMOND BAR	23	17	27	76	144	0.8%
DUARTE	78	64	85	127	354	1.9%
EL MONTE	320	214	237	415	1,187	6.4%
GLENDORA	48	40	58	119	265	1.4%
INDUSTRY	-	-	-	-	-	-
IRWINDALE	6	5	6	10	27	0.1%
LAPUENTE	134	113	134	139	515	2.8%
LAVERNE	15	12	16	36	79	0.4%
MONROVIA	76	52	70	106	303	1.6%
MONTEBELLO	163	107	118	175	563	3.0%
MONTEREY PARK	94	53	59	106	313	1.7%
PASADENA	462	284	338	693	1,777	9.5%
POMONA	162	110	128	180	580	3.1%
ROSEMEAD	202	132	155	287	776	4.2%
SAN DIMAS	16	12	18	45	91	0.5%
SAN GABRIEL	78	57	63	102	301	1.6%
SAN MARINO	-	-	-	-	-	-
SIERRA MADRE	15	13	17	44	89	0.5%
SOUTH EL MONTE	31	20	21	39	112	0.6%
SOUTH PASADENA	35	31	45	95	206	1.1%
TEMPLE CITY	34	31	35	61	161	0.9%
WALNUT	34	23	36	134	227	1.2%
WEST COVINA	240	202	290	530	1,262	6.8%
SUBREGIONAL TOTAL	4,033	3,148	3,665	7,823	18,633	100.0%
<b>SOUTH BAY CITIES</b>						
SOUTHBAY UNINC	313	247	360	982	1,903	23.4%
CARSON	117	104	143	259	623	7.7%
EL SEGUNDO	14	11	16	37	78	1.0%
GARDENA	150	130	146	213	639	7.9%
HAWTHORNE	152	120	137	189	597	7.4%
HERMOSA BEACH	55	42	61	175	332	4.1%
INGLEWOOD	221	141	172	317	852	10.5%
LAWNDALE	19	15	18	26	78	1.0%
LOMITA	53	35	47	84	219	2.7%
MANHATTAN BEACH	41	29	42	139	250	3.1%
PALOS VERDES ESTATES	8	5	7	35	55	0.7%
RANCHO PALOS VERDES	8	5	8	31	53	0.7%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
REDONDO BEACH	167	118	173	460	919	11.3%
ROLLING HILLS	8	5	7	40	60	0.7%
ROLLING HILLS ESTATES	11	8	11	48	79	1.0%
TORRANCE	235	184	287	678	1,384	17.0%
SUBREGIONAL TOTAL	1,573	1,200	1,634	3,713	8,120	100.0%
<b>VENTURA COUNTY</b>						
Camarillo	420	229	410	742	1,800	9.1%
Fillmore	150	98	134	427	808	4.1%
Moorpark	269	155	383	448	1,255	6.4%
Ojai	51	24	40	94	209	1.1%
Oxnard	751	460	476	1,420	3,298	16.7%
Port Hueneme	40	23	45	146	254	1.3%
San Buenaventura	488	272	354	836	1,950	9.9%
Santa Paula	257	188	241	708	1,393	7.1%
Simi Valley	632	343	684	1,110	2,767	14.0%
Thousand Oaks	965	590	1,234	1,534	4,322	21.9%
Ventura County	404	250	334	690	1,678	8.5%
SUBREGIONAL TOTAL	4,426	2,630	4,333	8,155	19,734	100.0%
<b>WESTERN RIVERSIDE</b>						
BANNING	481	285	409	605	1,780	2.3%
BEAUMONT	610	334	488	744	2,175	2.7%
CALIMESA	125	90	109	156	480	0.6%
CANYON LAKE	7	4	7	18	36	0.0%
CORONA	963	771	1,214	2,984	5,933	7.5%
HEMET	764	498	730	1,329	3,321	4.2%
LAKE ELSINORE	978	639	829	1,317	3,763	4.8%
MORENO VALLEY	623	462	818	1,654	3,557	4.5%
MURRIETA	1,942	1,370	2,139	4,933	10,384	13.1%
NORCO	197	132	231	537	1,096	1.4%
PERRIS	354	215	290	404	1,263	1.6%
RIVERSIDE	1,663	1,186	1,675	3,198	7,722	9.8%
SAN JACINTO	1,379	898	1,267	1,795	5,339	6.8%
TEMECULA	1,370	990	1,676	3,579	7,616	9.6%
UNINCORPORATED WRCOG	6,268	3,940	4,433	9,739	24,626	31.1%
SUBREGIONAL TOTAL	17,724	11,816	16,314	32,992	79,091	100.0%
<b>WESTSIDE CITIES</b>						
WSCITIES UNINC	574	465	561	1,333	2,933	45.4%
Beverly Hills	35	42	40	139	256	4.0%
Culver City	71	136	134	309	650	10.1%



SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
Santa Monica	513	335	431	929	2,208	34.2%
West Hollywood	75	107	81	147	410	6.3%
SUBREGIONAL TOTAL	1,268	1,085	1,247	2,857	6,457	100.0%
REGIONAL TOTAL	99,099	66,118	89,281	183,090	437,984	

## **APPENDIX B: HOUSING UNITS OF LOW INCOME HOUSING TAX CREDIT (LIHTC) PROJECTS BY SCAG SUBREGION AND JURISDICTIONS, JANUARY 1998- AUGUST 2004**

The Low-Income Housing Tax Credit (LIHTC) is the most important resource for creating affordable housing in the United States. This appendix provides a brief description of the LIHTC program and lists the housing units from housing projects in the SCAG region that have been awarded LIHTC from 1998 through August 2004.

### **1. The Low-Income Housing Tax Credit (LIHTC) Programs<sup>3</sup>**

The California Tax Credit Allocation Committee, the California State Treasurer's Office, administers two low-income housing tax credit programs -- a federal program and a state program. Both programs were authorized to encourage private investment in rental housing for low- and lower-income families and individuals.

#### The Federal Low Income Housing Tax Credit Program

Congress authorized the federal program ("Credit program") in 1986. It replaced traditional housing tax incentives, such as accelerated depreciation, with a tax credit that enables developers of affordable rental housing to raise project equity through the "sale" of tax benefits to investors.

The Credit program is contained in the federal tax code and is administered by the Internal Revenue Service, which is part of the U.S. Treasury Department. Section 42 of the Internal Revenue Code specifies that, in each state, the state legislature designates the "housing credit agency" to administer the Credit program. In California, responsibility for administering the program was assigned to the California Tax Credit Allocation Committee, first by a February 1987 gubernatorial proclamation, and later by enactment of SB 113, Chapter 658, Statutes of 1987. The federal tax credit was granted permanent status with passage of the Omnibus Budget Reconciliation Act of 1993.

#### The State Program

Recognizing the high cost of developing housing in California, the legislature authorized a state low income housing tax credit program to augment the federal tax credit program. Authorized by Chapter 1138, Statutes of 1987, the state credit is only available to a project which has previously received, or is concurrently receiving, an allocation of federal credits. The state program does not stand alone, but instead, supplements the federal tax credit program.

#### Annual Competitive ("9%") Federal Credits Available

For 2003, each state has an annual housing credit ceiling of \$1.75 per state resident, and may qualify for a prorate share of credits available annually in a national pool comprised of states' unused credits. Beginning January 1, 2004, and thereafter, this amount will be indexed for inflation. Also, credits returned from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor has available ten times the allocation amount, since investors

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<sup>3</sup> Excerpts from "A DESCRIPTION OF CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE PROGRAMS April 2004," California State Treasurer's Office, California Tax Credit Allocation Committee (TCAC), <http://www.treasurer.ca.gov/ctcac/program.pdf>.

can take the annual credit each year for a ten-year period. Although the credit is taken over a ten-year period, the Internal Revenue Code requires that the project remain in compliance for a minimum of 15 years.

### Annual State Credits Available

The annual state credit ceiling is currently \$70 million, indexed for inflation (in addition to any unused or returned credits from previous years). Investors take the state credit over a four-year period in contrast to the ten-year federal allocation period. The full four-year state credit allocated to a project is deducted from the annual state credit ceiling, while only the annual federal credit allocated to a project is deducted from the federal ceiling.”

### Eligible Projects

Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or for the acquisition and rehabilitation of certain projects. Except for developments financed with proceeds of tax-exempt bonds, credits are allocated on a competitive basis so that those meeting the highest housing priorities and public policy objectives, as determined by the Committee, have first access to credits. Those utilizing tax credits must have an ownership interest in the project for which the credits are awarded. Tax credits are allocated based on the cost basis of the project, including hard and soft development costs associated with building the project. Land costs cannot be included in determining the amount of credits needed.”

For additional information about the low-income housing tax credit programs administered by the California Tax Credit Allocation Committee (CTCAC), please visit CTCAC’s web site at <http://www.treasurer.ca.gov/ctcac/ctcac.htm>.

## **2. Housing Units of Low Income Housing Tax Credit Projects by SCAG Subregion and Jurisdictions, January 1998-August 2004<sup>4</sup>**

The housing projects that have been awarded LIHTC by CTCAC from 1998 through August 2004 contain a total of 44,929 housing units in the SCAG region. Ninety-two percent or 41,350 of these units are low-income units. Because virtually all the housing units are multiple-family housing units, the housing units from the LIHTC projects represent a large share of the regional building permits for multiple-family housing units (about 38% from January 1998 through June 2004). Table B.1 on pages 28-31 lists total dwelling units, low-income dwelling units, and percentage of the low-income units by subregion and jurisdiction.

Table B.2 on pages 31 and 32 compares the affordable housing units between RHNA needs and LIHTC projects by subregion. In terms of the percent of the subregional RHNA affordable housing needs being met, the top four subregions are Gateway Cities (68.5%), Coachella Valley (48.4%), San Gabriel Valley (47.8%), and City of Los Angeles (43.1%). However, less than one-fifth of the RHNA affordable housing needs have been met with the LIHTC affordable housing units in seven of the 15 subregions in the SCAG region. For the region as a whole, the LIHTC affordable housing units only met about one quarter of the RHNA affordable housing need.

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<sup>4</sup> Data source: California State Treasurer's Office, California Tax Credit Allocation Committee (TCAC), “County by County Information on Tax Credits Previously Awarded” (<http://www.treasurer.ca.gov/ctcac/mktstudy/countyinfo.xls>) as of August 23, 2004.

Table B.3 on page 32 shows an estimated breakdown of regional building permits by market rate housing units and affordable low income housing tax credit units from 1998 through June 2004. Nearly 90 percent of all building permits issued are for market rate housing while only about 10 percent are for affordable housing.

Table B.4 on the same page is an estimated income breakdown of regional progress towards meeting housing goals. This region appears to exceed its regional goal for producing market rate housing for higher income households. However, the production of affordable housing for lower income households depends on the availability of Federal and State housing subsidy programs, i.e., the LIHTC programs and is below regional expectations. Local incentive programs such as redevelopment, inclusionary and Home's Trust Funds may add to the affordable housing inventory. But the major new construction program for affordable housing is the LIHTC program.

**Table B.1 Housing Units of Low Income Housing Credit Projects 1998-2004**

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
ARROYO VERDUGO			
Burbank	141	43	30%
Glendale	76	74	97%
CITY OF LOS ANGELES			
Los Angeles	12,213	10,065	82%
San Fernando	56	55	98%
Los Angeles County Unincorporated	2,938	2,352	80%
COACHELLA VALLEY			
Blythe	81	80	99%
Cathedral City	669	621	93%
Coachella	854	843	99%
Desert Hot Springs	60	59	98%
Indio	648	643	99%
La Quinta	118	116	98%
Palm Desert	163	162	99%
Palm Springs	265	261	98%
Riverside County Unincorporated	139	136	98%
GATEWAY CITIES			
Avalon	38	36	95%
Bell	63	62	98%
Bellflower	180	179	99%
Commerce	94	93	99%
Compton	18	18	100%
Cudahy	139	131	94%
Downey	95	91	96%
Hawaiian Gardens	264	211	80%

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
Huntington Park	242	239	99%
La Mirada	282	280	99%
Long Beach	1,993	1,968	99%
Norwalk	305	301	99%
Pico Rivera	132	129	98%
Santa Fe Springs	285	282	99%
Signal Hill	92	90	98%
Whittier	50	49	98%
Los Angeles County Unincorporated	21	20	95%
IMPERIAL COUNTY			
Brawley	392	387	99%
Calexico	240	237	99%
Calipatria	81	79	98%
El Centro	153	151	99%
Holtville	161	161	100%
Imperial	160	160	100%
Westmorland	64	65	102%
Imperial County Unincorporated	129	127	98%
NORTH LOS ANGELES COUNTY			
Lancaster	722	715	99%
Palmdale	344	340	99%
Santa Clarita	464	462	100%
Los Angeles County Unincorporated	150	149	99%
ORANGE COUNTY			
Anaheim	1,303	1,279	98%
Buena Park	296	293	99%
Fullerton	561	560	100%
Garden Grove	321	319	99%
Huntington Beach	319	295	92%
Irvine	543	538	99%
La Habra	72	71	99%
La Palma	304	304	100%
Laguna Beach	27	26	96%
Laguna Hills	51	51	100%
Mission Viejo	143	142	99%
Newport Beach	120	119	99%
Orange	492	489	99%
Placentia	55	54	98%
San Clemente	308	304	99%

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
San Juan Capistrano	84	66	79%
Santa Ana	385	382	99%
Tustin	203	202	100%
Westminster	276	273	99%
Yorba Linda	145	143	99%
Orange County Unincorporated	260	257	99%
SAN GABRIEL VALLEY			
Alhambra	110	109	99%
Arcadia	54	53	98%
Azusa	120	118	98%
Baldwin Park	71	70	99%
Claremont	150	149	99%
Covina	180	178	99%
El Monte	210	208	99%
La Puente	132	131	99%
La Verne	110	109	99%
Monrovia	78	77	99%
Montebello	189	189	100%
Monterey Park	175	173	99%
Pasadena	484	480	99%
Pomona	496	491	99%
West Covina	658	552	84%
Los Angeles County Unincorporated	604	600	99%
SANBAG			
Adelanto	81	80	99%
Barstow	162	160	99%
Chino	102	102	100%
Colton	286	207	72%
Fontana	345	341	99%
Hesperia	188	178	95%
Highland	185	184	99%
Needles	81	80	99%
Ontario	86	84	98%
Rancho Cucamonga	145	143	99%
Rialto	372	369	99%
San Bernardino	633	626	99%
Upland	137	136	99%
Victorville	775	739	95%
SOUTH BAY CITIES			

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
Carson	211	208	99%
Inglewood	91	72	79%
VENTURA COUNTY			
Camarillo	178	177	99%
Moorpark	190	189	99%
Oxnard	1,174	1,156	98%
Santa Paula	69	69	100%
Simi Valley	394	357	91%
Thousand Oaks	213	209	98%
Ventura	119	118	99%
WESTERN RIVERSIDE			
Banning	162	160	99%
Beaumont	144	142	99%
Corona	592	585	99%
Hemet	71	71	100%
Moreno Valley	61	60	98%
Murrieta	64	62	97%
Perris	161	159	99%
Riverside	1,003	969	97%
Temecula	142	140	99%
Riverside County Unincorporated	283	281	99%
WESTSIDE CITIES			
Santa Monica	122	119	98%
West Hollywood	44	42	95%
SCAG Region Total	44,929	41,350	92%

**Table B.2 Comparison of RHNA Affordable Housing Units<sup>5</sup> (1998-June 2005) and LIHTC Affordable Housing Units<sup>6</sup> (1998-August 2004)**

SUBREGION	RHNA Affordable Housing Need		LIHTC Affordable Housing Units		% of RHNA Affordable Housing Needs Met
	#	% of regional total	#	% of regional total	
ARROYO VERDUGO	4,770	2.9%	117	0.3%	2.5%
CITY OF LOS ANGELES	28,948	17.5%	12,472	30.2%	43.1%
COACHELLA VALLEY	6,035	3.7%	2,921	7.1%	48.4%
GATEWAY CITIES	6,103	3.7%	4,179	10.1%	68.5%
IMPERIAL VALLEY	5,458	3.3%	1,367	3.3%	25.0%

<sup>5</sup> Low and very low income units.

<sup>6</sup> Low income units.

SUBREGION	RHNA Affordable Housing Need		LIHTC Affordable Housing Units		% of RHNA Affordable Housing Needs Met
	#	% of regional total	#	% of regional total	
LAS VIRGENES	948	0.6%	0	0.0%	0.0%
NORTH LOS ANGELES	17,361	10.5%	1,666	4.0%	9.6%
ORANGE COUNTY	24,771	15.0%	6,167	14.9%	24.9%
SAN BERNARDINO COUNTY	21,922	13.3%	3,687	8.9%	16.8%
SAN GABRIEL VALLEY	7,181	4.3%	3,429	8.3%	47.8%
SOUTH BAY CITIES	2,773	1.7%	280	0.7%	10.1%
VENTURA COUNTY	7,056	4.3%	2,275	5.5%	32.2%
WESTERN RIVERSIDE	29,540	17.9%	2,629	6.4%	8.9%
WESTSIDE CITIES	2,353	1.4%	161	0.4%	6.8%
REGIONAL TOTAL	165,219	100.0%	41,350	100.0%	25.0%

**Table B.3 Regional Building Activity:  
Market Rate Housing Units<sup>7</sup> vs. Affordable Housing Units<sup>8</sup>**

Housing Type	Building Permits	Market Rate Housing	Affordable Housing
Single-family	288,003	288,003	N/A
Multi-family – market rate	76,763	76,763	N/A
Multi-family – tax credits	41,350	N/A	41,350
Total	406,116	364,766	41,350
Percent	100%	90%	10%

**Table B.4 Progress towards Meeting Regional Housing Goals by Income Group**

Income Group	RHNA Construction Need <sup>9</sup>		Building Permits <sup>10</sup>		Percent of Goal
	#	% of total	#	% of total	
Higher Income	272,765	62%	364,766	90%	134%
Lower Income	165,219 <sup>11</sup>	38%	41,350 <sup>12</sup>	10%	25%
Total	437,984	100%	406,116	100%	93%

<sup>7</sup> Based on building permits issued from 1998 through June 2994.

<sup>8</sup> Based on the low income units from the LIHTC projects awarded 1998 through August 2004.

<sup>9</sup> January 1998 – June 2005.

<sup>10</sup> January 1998-June 2004.

<sup>11</sup> Very low income and low income housing units.

<sup>12</sup> Low income units from the LIHTC projects awarded 1998 through August 2004.



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